



2010042808 00156

FORSYTH CO. NC FEE \$31.00
STATE OF NC REAL ESTATE EXT
\$2550.00

PRESENTED & RECORDED:
11-03-2010 04:48:34 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: C MCCUMMINGS
DPTY

BK: RE 2973
PG: 1575-1579

ENVELOPE

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 2550.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee Hez:ah Gates LLP

This instrument was prepared by: Joan M. Bergman (without title examination)

Brief description for the Index: Hillcrest Towne Center Section 6

THIS DEED made this _____ day of October, 2010, by and between

GRANTOR	GRANTEE
Hillcrest Quads LLC PO Box 9147 Greensboro, NC 27429	Venn Hillcrest, LLC 711 Gallimore Dairy Road High Point, NC 27265

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit A incorporated herein.

This conveyance is made pursuant to a Deed in Lieu of Foreclosure Agreement between Grantor and Grantee of even date, the terms of which are incorporated as if fully set forth herein.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2588, Page 2418, Book 2736, Page 1300, Book 2736, Page 3103, Book 2738, Page 2444, Book 2774, Page 1705, Book 2775, Page 1179, Book 2831, Page 4086, Book 2831, Page 4089 and Book 2836, Page 3071.

All or a portion of the property herein conveyed ___ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions and rights of way of record, governmental regulations, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Hillcrest Quads LLC _____ (SEAL)

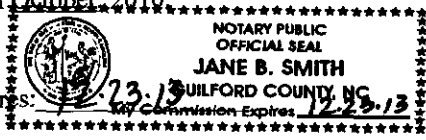
By [Signature] _____
Print/Type Name: _____

Print/Type Name & Title: DAVID HOWARD, MANAGER _____ (SEAL)
Print/Type Name: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 2010.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of GUILFORD
I, the undersigned Notary Public of the County of GUILFORD and State aforesaid, certify that DAVID HOWARD personally came before me this day and acknowledged that he is the Manager of Hillcrest Quads, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 14 day of October, 2010.



My Commission Expires: 12/23/13 Notary Public
(Affix Seal) Notary's Printed or Typed Name

[Signature]
JANE B SMITH Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 2010.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

EXHIBIT "A"
Legal Description for Hillcrest Quads – Section 6 of
Hillcrest Towne Center

Beginning at an iron rod set in the northern line of Summergate drive (a 50' Public R/W), and the southwest corner of Hillcrest Townhouses, LLC, Section Three, as recorded in Deed Book 2468, Page 536 of the Forsyth County Register of Deeds. Thence along the northern line of Summergate Drive, the following eleven (11) courses and distances:

- 1) North 64°16'39" West a distance of 61.43 feet to an iron rod set;
- 2) Thence along a curve to the right having a radius of 1084.39 feet, an arc distance of 164.43 feet, with a chord bearing of North 59°56'01" West and a chord distance of 164.27 feet to an existing iron rod;
- 3) Thence along a curve to the right having a radius of 1084.39 feet, an arc distance of 50.01 feet, with a chord bearing of North 54°16'07" West and a chord distance of 50.00 feet to an existing iron rod;
- 4) Thence along a curve to the right having a radius of 1084.39 feet, an arc distance of 160.59 feet, with a chord bearing of North 48°42'18" West and a chord distance of 160.45 feet to an iron rod set;
- 5) Thence North 44°27'44" West a distance of 7.04 feet to an iron rod set;
- 6) Thence North 44°27'44" West a distance of 220.06 feet to an iron rod set;
- 7) Thence along a curve to the left having a radius of 546.50 feet, an arc distance of 101.10 feet, with a chord bearing of North 49°45'43" West and a chord distance of 100.95 feet to an iron rod set;
- 8) Thence along a curve to the left having a radius of 546.50 feet, an arc distance of 91.88 feet, with a chord bearing of North 59°52'41" West and a chord distance of 91.77 feet to an iron rod set;
- 9) Thence North 64°41'40" West a distance of 135.66 feet to an iron rod set;
- 10) Thence North 57°59'12" West a distance of 34.31 feet to an iron rod set;
- 11) Thence North 57°59'12" West a distance of 15.69 feet to an iron rod set in the western line of Dog Leg Drive (a 50' Public R/W) as shown on Plat Book 49, Page 186.

Thence along the western line of Dog Leg Drive the following five (5) courses and distances:

- 1) Thence along curve to the left having a radius of 1025.00 feet, an arc distance of 56.07 feet, with a chord bearing of South 30°26'46" West and a chord distance of 56.07 feet to an iron rod set;
- 2) Thence along a curve to the left having a radius of 1025.00 feet, an arc distance of 67.97 feet, with a chord bearing of South 26°58'46" West and a chord distance of 67.95 feet to an iron rod set;
- 3) Thence along a curve to the left having a radius of 1025.00 feet, an arc distance of 86.35 feet, with a chord bearing of South 22°39'59" West and a chord distance of 86.32 feet to an iron rod set;
- 4) Thence South 20°15'11" West a distance of 72.58 feet to an iron rod set;

- 5) Thence along a curve to the right having a radius of 13.00 feet, an arc distance of 20.42 feet, with a chord bearing of South 65°15'11" West and a chord distance of 18.38 feet to an existing iron rod in the northern line of Shady Grove Court (a 50' Public R/W)

Thence along the northern line of Shady Grove Court the following four (3) courses and distances:

- 6) North 69°44'49" West a distance of 5.61 feet to an existing iron rod;
- 7) Thence along a curve to the right having a radius of 25.00 feet, an arc distance of 21.60 feet, with a chord bearing of North 44°59'36" West and a chord distance of 20.94 feet to an existing iron rod;
- 8) Thence along a curve to the left having a radius of 52.00 feet, an arc distance of 77.92 feet, with a chord bearing of North 63°10'03" West and a chord distance of 70.83 feet to an existing iron rod in the northeast corner of Lot 29 as recorded in Plat Book 55, Page 21;

Thence along the northern line of Lot 29 North 16°05'43" West a distance of 163.51 feet to an existing iron rod; Thence continuing along said northern line South 73°18'28" West a distance of 74.47 feet to an existing iron rod, in the eastern line of Hillcrest Property Development, LLC as recorded in Deed Book 2468, Page 341; Thence along the eastern line of Hillcrest Property, North 33°39'48" East a distance of 1082.53 feet to an iron rod set in the southern line of Timothy C. Dixon, as recorded in Deed Book 2767, Page 3240; Thence along the southern line of Dixon, South 76°31'50" East a distance of 33.60 feet to an iron rod set; Thence continuing along Dixon, South 54°49'37" East a distance of 100.00 feet to an iron rod set; Thence continuing along Dixon and Hillcrest Property Development, LLC, as recorded in Deed Book 2468, Page 632, South 54°49'37" East a distance of 897.83 feet to an iron rod set; Thence continuing along Hillcrest Property Development, South 62°23'36" East a distance of 360.82 feet to an iron rod set; in the western line of Hillcrest Townhouses, LLC, Section 3, as recorded in Deed Book 2468, Page 536; Thence along the western line of Hillcrest Townhouses, LLC the following five (5) courses and distances:

- 1) Thence along a curve to the left having a radius of 862.80 feet, an arc distance of 167.46 feet, with a chord bearing of South 62°15'27" West and a chord distance of 167.19 feet to an iron rod set;
- 2) Thence along a curve to the left having a radius of 862.80 feet, an arc distance of 261.56 feet, with a chord bearing of South 48°00'56" West and a chord distance of 260.56 feet to an iron rod set;
- 3) Thence South 35°10'23" West a distance of 294.60 feet to an iron rod set;
- 4) Thence along a curve to the left having a radius of 1143.12 feet, an arc distance of 147.20 feet, with a chord bearing of South 25°46'10" West and a chord distance of 147.10 feet to an iron rod set;
- 5) Thence South 22°04'49" West a distance of 51.52 feet to an iron rod set, said point being the principle point of beginning.

Such tract containing 25.955 acres, more or less, as shown on a survey captioned "Boundary Survey Hillcrest Quads, Section Six" dated September 24, 2008 by CPT Engineering and Surveying, Inc., labeled Project: 493-05.

Save and except from the foregoing description, the following units previously conveyed to third parties:

- 1) Unit 2A shown on Plat Book 51, Page 194 of the Forsyth County Registry.
- 2) Unit 2C shown on Plat Book 51, Page 194 of the Forsyth County Registry.
- 3) Unit 2D shown on Plat book 51, Page 194 of the Forsyth County Registry.
- 4) Unit 2B shown on Plat Book 51, Page 194 of the Forsyth County Registry.
- 5) Unit 1C shown on Plat Book 51, Page 194 of the Forsyth County Registry.
- 6) Unit 4A shown on Plat Book 52, Page 170 of the Forsyth County Registry.
- 7) Unit 3C shown on Plat Book 52, Page 170 of the Forsyth County Registry.
- 8) Unit 1A shown on Plat Book 51, Page 194 of the Forsyth County Registry.
- 9) Unit 3B shown on Plat Book 52, Page 170 of the Forsyth County Registry.
- 10) Unit 4B shown on Plat Book 52, Page 170 of the Forsyth County Registry.
- 11) Unit 4C shown on Plat Book 52, Page 170 of the Forsyth County Registry.
- 12) Unit 5A shown on Plat Book 53, Page 155 of the Forsyth County Registry.
- 13) Unit 5B shown on Plat Book 53, Page 155 of the Forsyth County Registry.
- 14) Unit 3A shown on Plat Book 52, Page 170 of the Forsyth County Registry.
- 15) Unit 5C shown on Plat Book 53, Page 155 of the Forsyth County Registry.
- 16) Unit 1B shown on Plat Book 51, Page 194 of the Forsyth County Registry.
- 17) Unit 3D shown on Plat Book 52, Page 170 of the Forsyth County Registry.
- 18) Unit 1D shown on Plat Book 51, Page 194 of the Forsyth County Registry.